



S.J. BONDRE & CO.

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Date: 20th December, 2019

TITLE REPORT

On the basis of document submitted by M/S. S. M. HI-TECH through its Partners MR. IQBAL AHMED DEDRANI, 2) MR. ALAAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MRS. AZARUDDIN KAMARUDDIN PATEL, 5) MR. IRFAN SHAMSUDDIN PATEL having Office at Row House Plot No. E-23, Near Prime Mall, Sector-12, Kharghar, Navi Mumbai in respect of Plot No. 14 admeasuring about 850.48 Sq. Mtrs., situated in Sector-26, at Taloja, Tal-Panvel, Dist- Raigad (hereinafter referred to as the said plot), I hereby opine as under:

WHEREAS:

- 1) The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as CIDCO LTD.) is the New Town Development Authority for Navi Mumbai.
- 2) The CIDCO LTD. is allotting plot of lands to villagers whose lands have been acquired under the 12.5% G.E. Scheme.
- 3) The CIDCO Ltd. had allotted Plot No. 14 admeasuring about 850.48 Sq. Mtrs., situated in Sector-26, at Taloja, Tal-Panvel, Dist- Raigad to 1) Shri. Kashinath Dharma Patil, 2) Shri. Ananta Dharma Patil, 3) Shri.



Suresh Dharma Patil, 4) Shri. Jijabai Kashinath Mhatre, 5) Smt. Leelabai Ramu Bhopi, 6) Smt. Kalpana Madan Bhandari, 7) Smt. Bebi Janardan Patil, 8) Ku. Pratik Janardan Patil, 9) Ku. Nilesh Janardan Patil, 10) Ku. Reena Janardan Patil, 11) Smt. Meenakshi Janardan Patil, 12) Smt. Bindiya Janardan Patil, 13) Smt. Sunita Ramdas Patil @ Sunita Vishwas Gondhali, 14) Smt. Bedi Ramdas Patil, 15) Shri. Sunil Ramdas Patil, 16) Shri. Dhananjay Ramdas Patil, 17) Smt. Yeshubai Atmaram Patil, 18) Shri. Kalu @ Kaluram Ladku Mhatre, as per Letter of Allotment dated 13/03/2019 having File No. 304.

4) The CIDCO Ltd. had Leased Plot No. 14 admeasuring about 850.48 Sq. Mtrs., situated in Sector-26, at Taloja, Tal-Panvel, Dist- Raigad Under 12.5% GES Scheme to 1) Shri. Kashinath Dharma Patil, 2) Shri. Ananta Dharma Patil, 3) Shri. Suresh Dharma Patil, 4) Shri. Jijabai Kashinath Mhatre, 5) Smt. Leelabai Ramu Bhopi, 6) Smt. Kalpana Madan Bhandari, 7) Smt. Bebi Janardan Patil, 8) Ku. Pratik Janardan Patil, 9) Ku. Nilesh Janardan Patil, 10) Ku. Reena Janardan Patil, 11) Smt. Meenakshi Janardan Patil, 12) Smt. Bindiya Janardan Patil, 13) Smt. Sunita Ramdas Patil @ Sunita Vishwas Gondhali, 14) Smt. Bedi Ramdas Patil, 15) Shri. Sunil Ramdas Patil, 16) Shri. Dhananjay Ramdas Patil, 17) Smt. Yeshubai Atmaram Patil, 18) Shri. Kalu @ Kaluram Ladku Mhatre, as per Agreement to Lease dated 29/03/2019 which was duly registered in the office of Joint Sub-Registrar at Panvel-2, under document Sr. No. 4301/2019 & Receipt No. 5094 dated 05/04/2019.



- 5) 1) Shri. Kashinath Dharma Patil, 2) Shri. Ananta Dharma Patil, 3) Shri. Suresh Dharma Patil, 4) Shri. Jijabai Kashinath Mhatre, 5) Smt. Leelabai Ramu Bhopi, 6) Smt. Kalpana Madan Bhandari, 7) Smt. Bebi Janardan Patil, 8) Ku. Pratik Janardan Patil, 9) Ku. Nilesh Janardan Patil, 10) Ku. Reena Janardan Patil, 11) Smt. Meenakshi Janardan Patil, 12) Smt. Bindiya Janardan Patil, 13) Smt. Sunita Ramdas Patil @ Sunita Vishwas Gondhali, 14) Smt. Bedi Ramdas Patil, 15) Shri. Sunil Ramdas Patil, 16) Shri. Dhananjay Ramdas Patil, 17) Smt. Yeshubai Atmaram Patil, 18) Shri. Kalu @ Kaluram Ladku Mhatre, with Consent of CIDCO Ltd., has sold Plot No. 14 admeasuring about 850.48 Sq. Mtrs., situated in Sector-26, at Taloja, Tal-Panvel, Dist- Raigad to M/S. S. M. HI-TECH through its Partners MR. IQBAL AHMED DEDRANI, 2) MR. ALAAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MRS. AZARUDDIN KAMARUDDIN PATEL, 5) MR. IRFAN SHAMSUDDIN PATEL as per the Tripartite Agreement dated 01/07/2019 which has been duly registered in the office of Joint Sub Registrar Panvel-2, under document Sr. No. 8299/2019 & Receipt No. 9683 dated 02/07/2019.
- 6) The CIDCO Ltd. has transferred Plot No. 14 admeasuring about 850.48 Sq. Mtrs., situated in Sector-26, at Taloja, Tal-Panvel, Dist- Raigad in favour of New Licensees M/S. S. M. HI-TECH through its Partners MR. IQBAL AHMED DEDRANI, 2) MR. ALAAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MR. AZARUDDIN KAMARUDDIN PATEL, 5) MR. IRFAN

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SHAMSUDDIN PATEL and issued Final Order vide its Ref. No. क. सिडको/वसाहत/साटयो/ तळोजा/३०४/२०१९/६६९८ dated 28/08/2019.

7) The Commencement Certificate dated 05/12/2019 issued by CIDCO Ltd., in the name of M/S. S. M. HI-TECH through its Partners MR. IQBAL AHMED DEDRANI & FOUR OTHERS vide Ref. No. CIDCO/BP-17168/TPO(NM&K)/2019/6066 in respect CIDCO Ltd has given permission to develop Residential cum Commercial building/s on Plot No. 14 admeasuring about 850.48 Sq. Mtrs., situated in Sector-26, at Taloja, Tal-Panvel, Dist- Raigad.

Now I hereby opine as under:

The title of M/S. S. M. HI-TECH through its Partners MR. IQBAL AHMED DEDRANI, 2) MR. ALAAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MRS. AZARUDDIN KAMARUDDIN PATEL, 5) MR. IRFAN SHAMSUDDIN PATEL, to sale, assign and transfer constructed residential/commercial, units/flats/Shops on the said Plot No. 14 admeasuring about 850.48 Sq. Mtrs., situated in Sector-26, at Taloja, Tal-Panvel, Dist- Raigad, subject to the terms and conditions of the Agreement to Lease & Tripartite Agreement appear to be free, clear, legal and marketable. Therefore, the title of M/S. S. M. HI-TECH through its Partners MR. IQBAL AHMED DEDRANI, 2) MR. ALAAH RAKHA IQBAL DEDRANI, 3) MR. SHAMSUDDIN SUBHANI PATEL, 4) MRS. AZARUDDIN KAMARUDDIN PATEL, 5) MR. IRFAN SHAMSUDDIN PATEL appears to be free, clear legal and marketable.

Place: New Panvel



For S. J. BONDRE & CO.

ADVOCATE
PROPRIETOR